

EVOLVE



MELTON WEST BUSINESS PARK

A63 HULL HU14 3RS

To Let 5,000 sq ft to 37,600 sq ft | Available Q1 2025



Businesses are prioritising **sustainability** in order to do their bit for the planet, reduce costs and attract talent.

But there are barriers to overcome in order to reach target sustainability goals.

We understand your business challenges and have developed **Evolve** to address your needs.



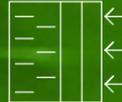
Sustainability is central to Evolve.

The business park has been designed and built on green principles, with a range of eco features maximising the buildings' performance and energy generation.



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Highlights

- 
EV charging
6 x 50kWh fast charging available for public use.
- 
Anticipated EPC A rating
From the flooring to the roof, we're building sustainability into the fabric of all of the units.
- 
Insulated panel cladding
This high-tech cladding boasts high thermal efficiency and durability.
- 
Roof lights in all units
10% of the roof area will comprise roof lights, enabling solar gain and reducing reliance on artificial lighting.
- 
Green bike shelters
Evolve's bike shelters all feature green roofs.
- 
Wildflower planting
The site's planting not only improves biodiversity, it also improves employee wellbeing.
- 
25% landscaping
Melton West benefits from a minimum 25% landscaping per development. This ensures a 'green' environment for all occupiers and assists with managing the drainage requirement.
- 
Green living wall
Good for the planet and good for employee wellness.
- 
PV roof panels
Solar panels have been installed on the units, enabling energy generation for the building itself.



LISTERS

Smith+Nephew

Allam
the POWER house

HOUSE OF TOWNEND
FAMILY WINE MERCHANTS SINCE 1906

B Browns Books

EAST RIDING OF YORKSHIRE COUNCIL

RS

ORIGIN

KOHLER

amazon

amazon

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MELTON WEST BUSINESS PARK



Heron Foods

A63 to Hull

A63 to Leeds



Unit 1

22,900 sq ft



Two 4x5m level access doors



Eaves height 7.5m



16 standard car parking spaces



Floor loading 35KN/m²



Two 7kWh EV bays



Yard depth Min 29m



Unit 3

Units can be combined if required

5 x 5,000 sq ft

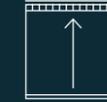
Each unit:



5 standard car parking spaces



One 7kWh EV bay



Eaves height 7.5m



Floor loading 35KN/m²



Yard depth Min 22m



Unit 2

37,600 sq ft



Three 4x5m level access doors



Two 7kWh EV bays



Floor loading 35KN/m²



30 standard car parking spaces



Eaves height 7.5m



Yard depth Min 29m



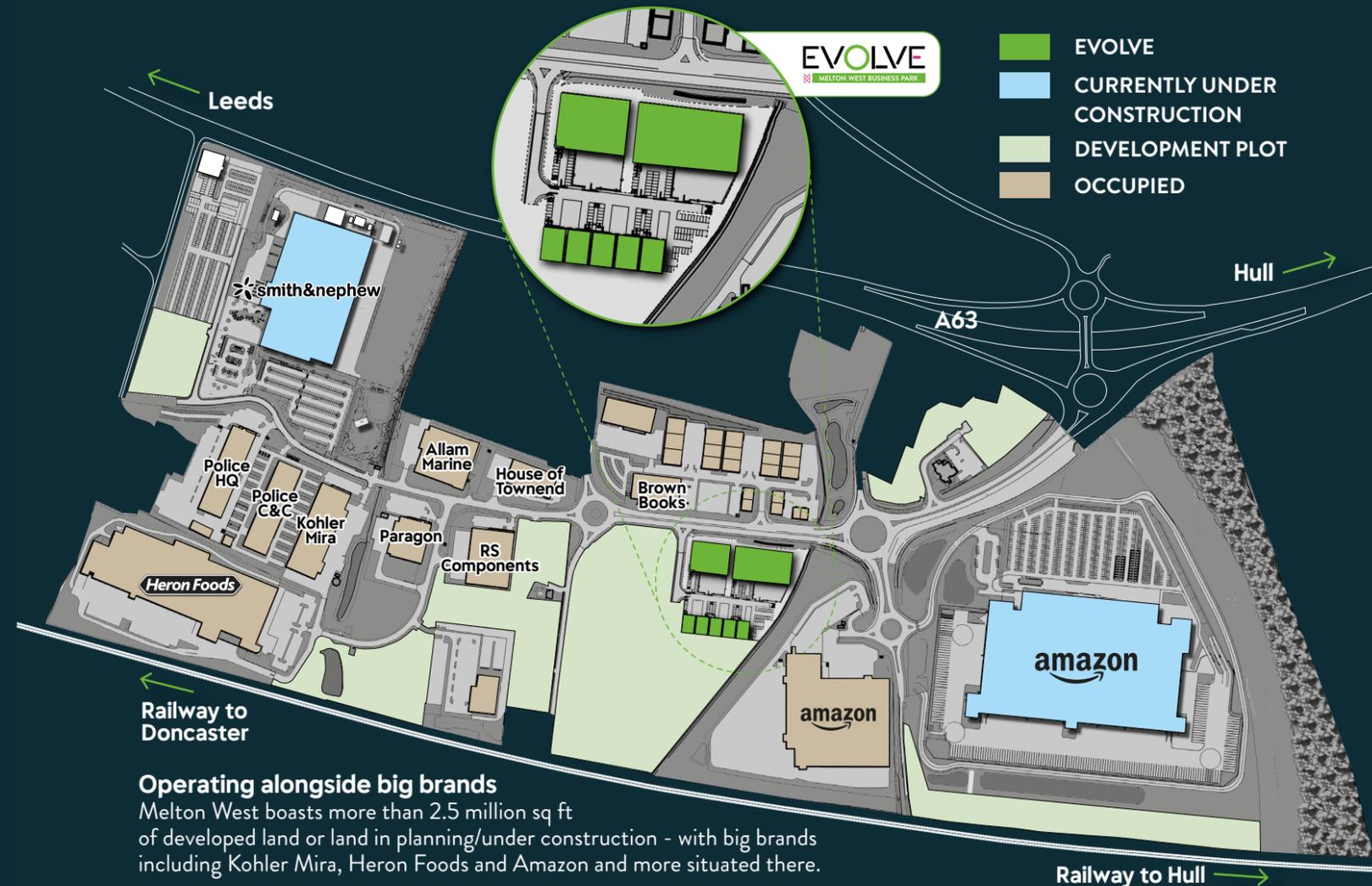
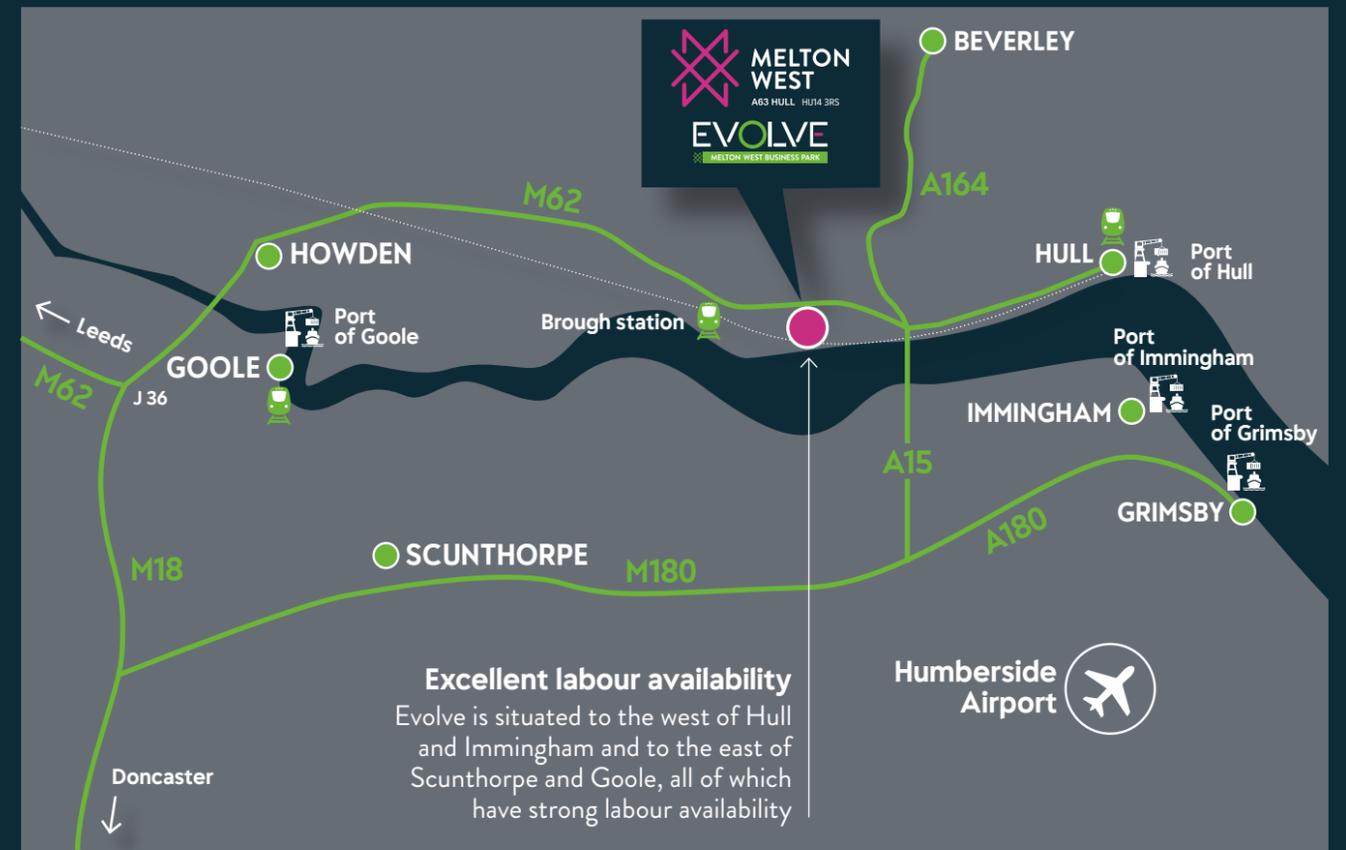
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MELTON WEST BUSINESS PARK

Part of Melton West - one of Yorkshire's largest business parks. Evolve benefits from being situated in a prime location:

- Hull, Leeds, Doncaster, Grimsby and Goole in close proximity
- Direct access to the A63, M62 corridor and M1
- Within 16 miles of Humberside Airport
- Close to all Humber Ports
- Brough Railway Station gives direct connections to Hull, Leeds, Manchester and London King's Cross

| Drive time from EVOLVE | |
|------------------------|---------|
| Brough | 6 mins |
| Hull Centre | 16 mins |
| Humberside Airport | 24 mins |
| Leeds | 60 mins |
| Sheffield | 70 mins |
| Junction M18 | 20 mins |
| M1 | 45 mins |





EVOLVE



MELTON WEST BUSINESS PARK

Get in touch

If you're interested in finding out more and learn how Evolve could unlock your business growth, please get in touch.

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